WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$432,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE February 2, 2022

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Steven R Willhite and Vickie S Willhite	**Steven R Willhite and Vickie S Willhite**	
(NAME) **7153 Silverwood Trail, Lot 25 Deerfield Pointe**	(NAME) **7153 Silverwood Trail, Lot 25 Deerfield Pointe**	098-02-0A-025.00
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-TWO THOUSAND FOUR HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven R Willhite and wife, Vickie S Willhite

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 25, as shown on the map entitled the Plan of Deerfield Pointe, of record in Instrument No. 20170201-0010846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Blackstone Builders Inc by deed from AMS Trust, of record in Instrument No. 20220126-0009609, dated 1/17/22, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7153 Silverwood Trail, Lot 25 Deerfield Pointe, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 804586 DEEDWARR
02/14/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,599.88
20220214-0016411

Witness my/our hand(s) this **2nd day of February, 2022.**

Blackstone Builders Inc, CD Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CD Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders Inc the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **2nd day of February, 2022.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

Tennessee Certification of Electronic Document

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/2/22 (date of document).

Affiant Signature

2/2/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

